

STATE OF INDIANA) IN THE MIAMI CIRCUIT COURT
) SS:
COUNTY OF MIAMI) CAUSE NO. 52C01-0803-MF-00162

COMMUNITY FIRST BANK OF HOWARD COUNTY,
Plaintiff,

v.

MAINSTAGE MECHANICAL, INC.,
EDWARD T. STAGE, and KIMBERLY A. STAGE,
HYDRONIC & STEAM EQUIPMENT CO. INC.,
YORK INTERNATIONAL GROUP,
CENTRAL MUTUAL INSURANCE CO.,
NORTH CENTRAL COOPERATIVE, INC.,
FERGUSON ENTERPRISES INC., STATE OF INDIANA,
and THE UNITED STATES OF AMERICA,
Defendants.

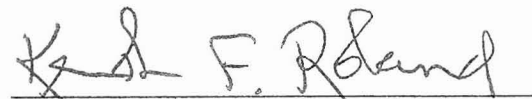
NOTICE OF SHERIFF'S SALE

By virtue of a certified copy of a Judgment and Decree of Foreclosure directed to me from the Judge Robert Spahr, Judge of the Miami County Circuit Court, in Cause Number 52D01-0803-MF-00162 wherein COMMUNITY FIRST BANK OF HOWARD COUNTY was the Plaintiff and MAINSTAGE MECHANICAL INC. et al were the Defendants, requiring me to offer certain real property for sale, I will offer at public sale to the highest bidder on the 17th day of June, 2008 at 10 a.m. p.m. at the Miami County Sheriff's Department, in the City of Peru, County of Miami, in the State of Indiana, the following described real estate in Miami County, Indiana, to-wit:

(Legal description is attached hereto as *Exhibit "A"*.)

More Commonly Known As: 1701 Thunderbolt, Peru, IN 46970

Said sale to be made without any relief from valuation or appraisal laws. A Sheriff's deed will be delivered to the successful bidder.


Sheriff of Miami County
Peru, Indiana.

Dated this 17 day of April, 2008

Prepared by: Jeremy A. Peelle, McCANN | PEELLE, City Venture One Building
P.O. Box 1320, 106 North Washington Street, Kokomo, IN 46903-1320

ORDER NO: 30005039

EXHIBIT A - LEGAL DESCRIPTION

A fractional part of the Southwest Quarter of Section Twenty-five (25) in Township Twenty-six (26) North, Range Three (3) East, Pipe Creek Township, Miami County, Indiana, being a part of an existing 41.326 acre tract, a survey of which is found of record in Miscellaneous Record 63, pages 199-202, as found in the Office of the Miami County Recorder, more fully described as follows:

Commencing at a Section monument found marking the Southwest corner of the Southwest Quarter of Section Twenty-five; thence North 0°02'06" East 1688.50 feet along the West line of said Southwest Quarter to the intersection of the extension of the centerline of Thunderbolt Avenue to the South line of an existing 2.398 acre tract, a survey of which is found of record in Miscellaneous Record 63, pages 186-188, as found in the Office of the Miami County Recorder; Thence North 89°43'24" East, 77.73 feet along said centerline of said Thunderbolt Avenue, being the Southern boundary of said Existing 2.398 acre tract to a point of curve; Thence along said Centerline of said Thunderbolt Avenue, being along said Southern boundary on a curve to the left, 181.06 feet, said curve having a radius of 270.00 feet, a central angle of 38°25'22", whose radius point bears North 0°16'33" West to the PLACE OF BEGINNING; Thence South 45°17'59" East, 283.82 feet to a pipe w/I.D. cap set; Thence North 44°43'06" East, 201.39 feet to a P.K. Nail w/I.D. Washer set, said nail lying in the centerline of Lancer Street and being referenced by a Pipe w/I.D. cap set South 44°43'06" West, 35.00 feet; Thence along said centerline of said Lancer Street on a curve to the right, 246.29 feet, said curve having a radius of 599.92 feet, a central angle of 23°31'21", whose radius point bears North 48°35'11" East; Thence North 17°53'46" West, 52.46 feet along said centerline of said Lancer Street to the intersection of said centerline of said Lancer Street and the centerline of Thunderbolt Avenue; Thence South 44°43'00" West, 266.00 feet along said centerline of said Thunderbolt Avenue to a P.K. Nail w/I.D. Washer found, said nail being referenced by a Pipe w/I.D. Cap Set North 0°16'36" West, 40.00 feet; Thence along said centerline of said Thunderbolt Avenue on a curve to the right, 25.56 feet, said curve having a radius of 270.00 feet, a central angle of 5°25'25", whose radius point

Continued on next page

EXHIBIT A - CONT'D

bears North 44°07'20" West to the PLACE OF BEGINNING. Said by
previous deeds to contain 1.613 acres, more or less.

MIAMI COUNTY RECORDER
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